

## **Planning and Zoning Commission Regular Meeting**

**April 27, 2005**

### **1. CALL SESSION TO ORDER**

The April 27, 2005 Regular Meeting of the Planning and Zoning Commission was held in the Council Chambers of the City Hall of Round Rock located at 221 East Main Street; with a quorum present, Chairman Al Kosik called the meeting to order at 7:00 p.m.

### **2. ROLL CALL**

Present for roll call, along with Chairman Kosik were Commissioners Sandy Arnold, Russ Boles, Dale Austin, Larry Quick, Betty Weeks, Peter Drapes, Ray Thibodaux and David Pavliska. Staff included Jim Stendebach, Director, Planning Department, Susan Brennan, Principal Planner, Bernadette Hayes, Senior Planner, James Hemenes, Park Planner, Alysha Girard, Development Services Manager, Eric Langhout, Public Works Dept. and Dianna Hutchens, Administrative Technician.

### **3. APPROVAL OF THE MARCH 16, 2005 SPECIAL CALLED MEETING AND THE MARCH 23, 2005, REGULAR MEETING MINUTES.**

**Motion:** Commissioner Boles made a motion to approve the March 16, 2005 Special Called Meeting minutes and the March 23, 2005 Regular Meeting minutes.

Commissioner Austin seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

### **4. CONSENT AGENDA:**

Commissioner Quick requested Consent Agenda Item 4.C. be removed and discussed at a later time, and Commissioner Drapes requested Consent Agenda Item 4.F. also be removed for discussion.

**4.A. Consider the Extension of Replat of Meadows at Chandler Creek, Section 25, Lot 1, application no. 2004-043-FP.**

**4.B. Consider the Extension of Forest Creek Section 32, Final Plat, application no. 2004-002-FP.**

- 4.D. Consider the Resubdivision of La Frontera, Section 3B, Lot 1, Block B, application no. 2005-017-FP.**
- 4.E. Consider the Replat of Mays Crossing Subdivision, Lot 4, Block B, application no. 2005-011-FP.**
- 4.G. Consider the Settlers Crossing Section 4 Final Plat, application no. 2005-013-FP.**
- 4.H. Consider the Settlers Overlook Section 3 Final Plat, application no. 2005-016-FP.**
- 4.I. Consider the Albert Johnson Preliminary Plat, application no. 2005-009-PP.**

**Motion:** Commissioner Boles made a motion to approve Consent Agenda Items 4.A., 4.B, 4.D, 4.E, 4.G, 4.H, and 4.I. Commissioner Weeks seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

- 4.C. Consider the Amending Plat of Estates at Settlers Park, Section 3, Lots 1, 3, 4 & 7, Block L, application no. 2005-014-FP.**

Mr. Quick referenced Plat Note #5 stating "This plat shall not be recorded until the channel maintenance agreement is resolved to the City Engineer's satisfaction." He asked if that had been resolved. Ms. Girard responded and said the agreement is being reviewed in the Legal Department. The property where the creek is located is subject to the Corp of Engineers' regulations. The Corp of Engineers wants to keep it in its natural condition and provide low maintenance. The agreement will specify the level of maintenance and upkeep of the channel. Ms. Girard noted that she thought the agreement was almost done.

**Motion:** Commissioner Quick made a motion to approve the amending plat. Commissioner Drapes seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

**4.F. Consider the Palm Valley Plaza Final Plat, application no. 2005-012-FP.**

Commissioner Drapes asked if there was a need for a plat note regarding the property being located within the Palm Valley Overlay. Ms. Hayes said typically the zoning classification is not included on the plat. Mr. Stendebach said the reason that information is not included as a plat note is if for some reason the City Council changes the zoning designation in the future, the information would still be on the plat as a restriction and the plat note would have to be vacated. Commissioner Drapes asked if the Code of Ordinances (1995 Edition) was the correct and most current information. Ms. Brennan said the 1995 Edition is the official name of the City of Round Rock Code of Ordinances. Even though Chapter 8, Subdivisions and Chapter 11, Zoning were adopted in 2002 and 2004, the technical name still remains as the 1995 Edition.

**Motion:** Commissioner Drapes made a motion to approve the final plat. Commissioner Austin seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

**5. WITHDRAWN ITEM**

- 5.A. Consider public testimony regarding the application filed by Brushy Creek Reserve Investments for approval of the Parkside at Mayfield Ranch Concept Plan, application no. 2004-008-CP.**

*This item has been withdrawn by the applicant.*

Chairman Kosik asked if the plat was now under County regulations. Mr. Stendebach said it is now under County regulations and a consent agreement for a municipal utility district has been approved by the City Council. Chairman Kosik asked if any of the discussion regarding the plat would be carried forward with the concept plan because there were a substantial number of comments on various different items. Mr. Stendebach said a copy of the minutes could be passed on to the County.

## **6. TABLED ITEMS REQUIRING A PUBLIC HEARING**

- 6.A. Consider public testimony regarding the application filed by Scott & White Memorial Hospital and Scott, Sherwood and Brindley Foundation to rezone 50.154 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas, from PUD 37 (Planned Unit Development) District to PUD 59 (Planned Unit Development) District, application no. 2005-007-ZC.**

*This item to be tabled to a future meeting.*

Chairman Kosik opened the public hearing and asked if there was anyone present that wanted to provide testimony. Seeing no one, he closed the public hearing.

**Motion:** Commissioner Pavliska made a motion to continue the public hearing to a future meeting. Commissioner Thibodaux seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

- 6.B. Consider a recommendation to rezone 50.154 acres of land from PUD 37 (Planned Unit Development) District to PUD 59 (Planned Unit Development) District, application no. 2005-007-ZC.**

**Motion:** Commissioner Boles made a motion to table the item to a future meeting. Commissioner Austin seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

**7. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING**

- 7.A. Consider the Behrens Ranch Phase D, Section 3, Final Plat, application no. 2005-010-FP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.B. Consider the Behrens Ranch Phase D, Section 5, Final Plat, application no. 2005-009-FP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.C. Consider the Lisa Rae Drive Subdivision Preliminary Plat, application no. 2005-003-PP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.D. Consider the Joyce Lane Subdivision Preliminary Plat, application no. 2005-001-PP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.E. Consider the Ray Berglund Boulevard Subdivision Preliminary Plat, application no. 2005-04-PP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.F. Consider the Sagebrush Subdivision Final Plat, application no. 2005-015-FP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.G. Consider the Brushy Creek Regional Wastewater Treatment Plant, Final Plat, application no. 2004-069-FP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

- 7.H. Consider the Mayfield Ranch Enclave Concept Plan, application no. 2005-002-CP.**

*The applicant has requested to table this item to the June 1, 2005 meeting.*

**Motion:** Commissioner Pavliska made a motion to table the items to the June 1, 2005 meeting. Commissioner Thibodaux seconded the motion.

**Vote:** Ayes: Al Kosik, David Pavliska, Sandy Arnold, Russ Boles, Larry Quick, Betty Weeks, Ray Thibodaux, Dale Austin and Peter Drapes. Noes: None; Abstain: None; Absent: None. The motion carried unanimously.

## **8. PLANNER REPORT AND COMMISSION COMMENTS**

### **8.A. Request for a Special Called Meeting.**

Mr. Stendebach explained that due to a public notice posting error, Provident Crossing PUD #36 and 37 amendments, as well as several proposed Text Amendments to the Zoning Ordinance were not on the agenda this evening. He asked the Commissioners to consider a Special Called Meeting on May 18<sup>th</sup> so the items could be heard and moved ahead to the City Council in a timely matter. He also noted that the Scott & White rezoning case would also be heard that evening.

Chairman Kosik asked if the Commissioners would be available for the meeting. A consensus was taken and it was unanimous to hold the special called meeting on May 18<sup>th</sup>, 2005.

### **8.B. Legislative Update**

Mr. Stendebach provided the Commissioners with a current Legislative Update, published by the Texas Municipal League, for their review.

**9. ADJOURN**

Hearing no further discussion, Chairman Kosik adjourned the meeting at 7:22 p.m.

Respectfully Submitted,

Dianna Hutchens  
Administrative Technician III